

Total Wine and More Conditional Use Permit File No. CUP21-076

2705 Santa Rosa Ave

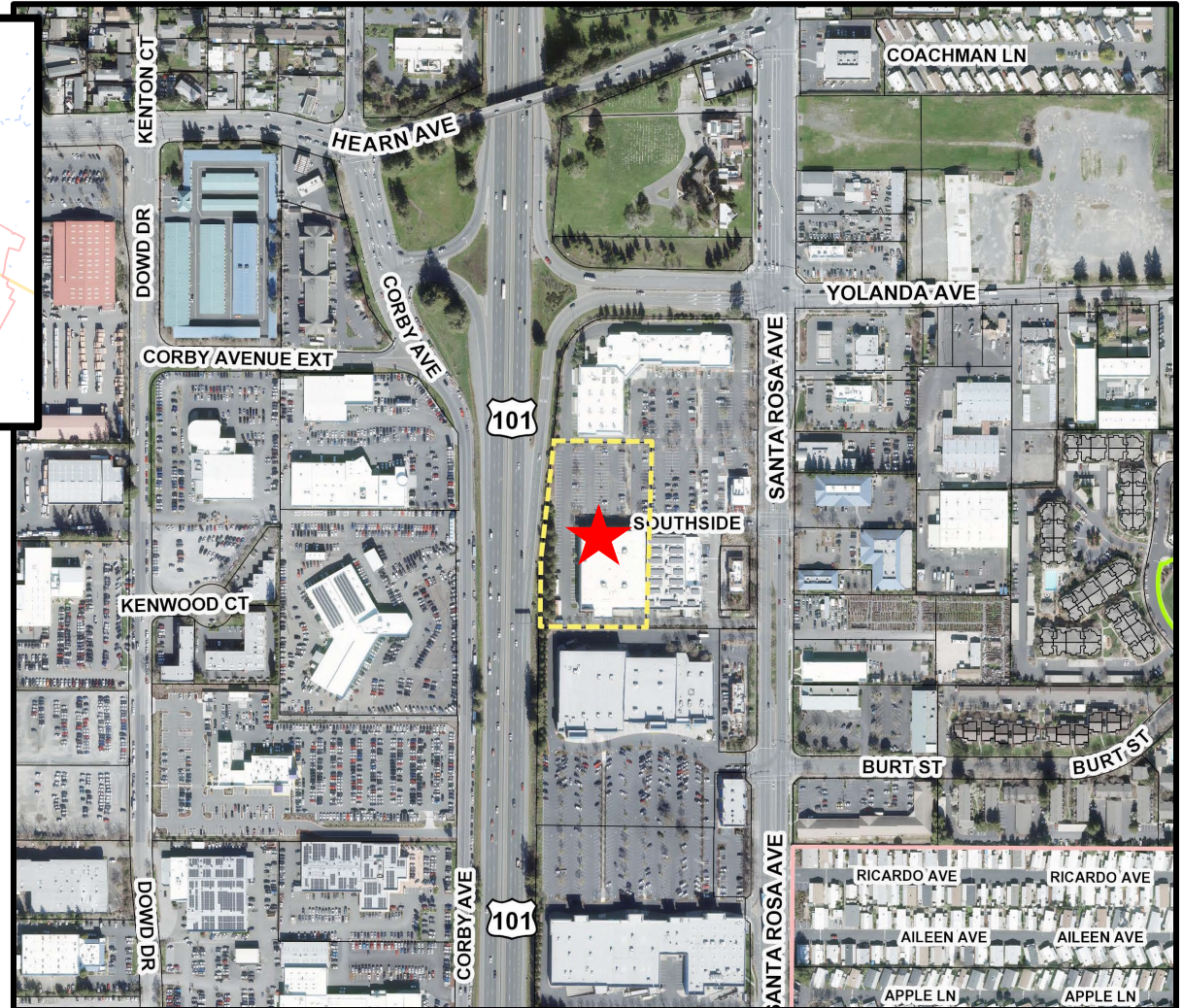
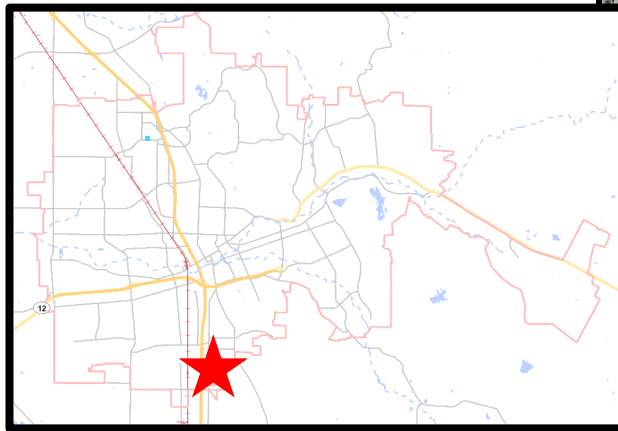
March 24, 2022

Conor McKay, City Planner
Planning and Economic Development

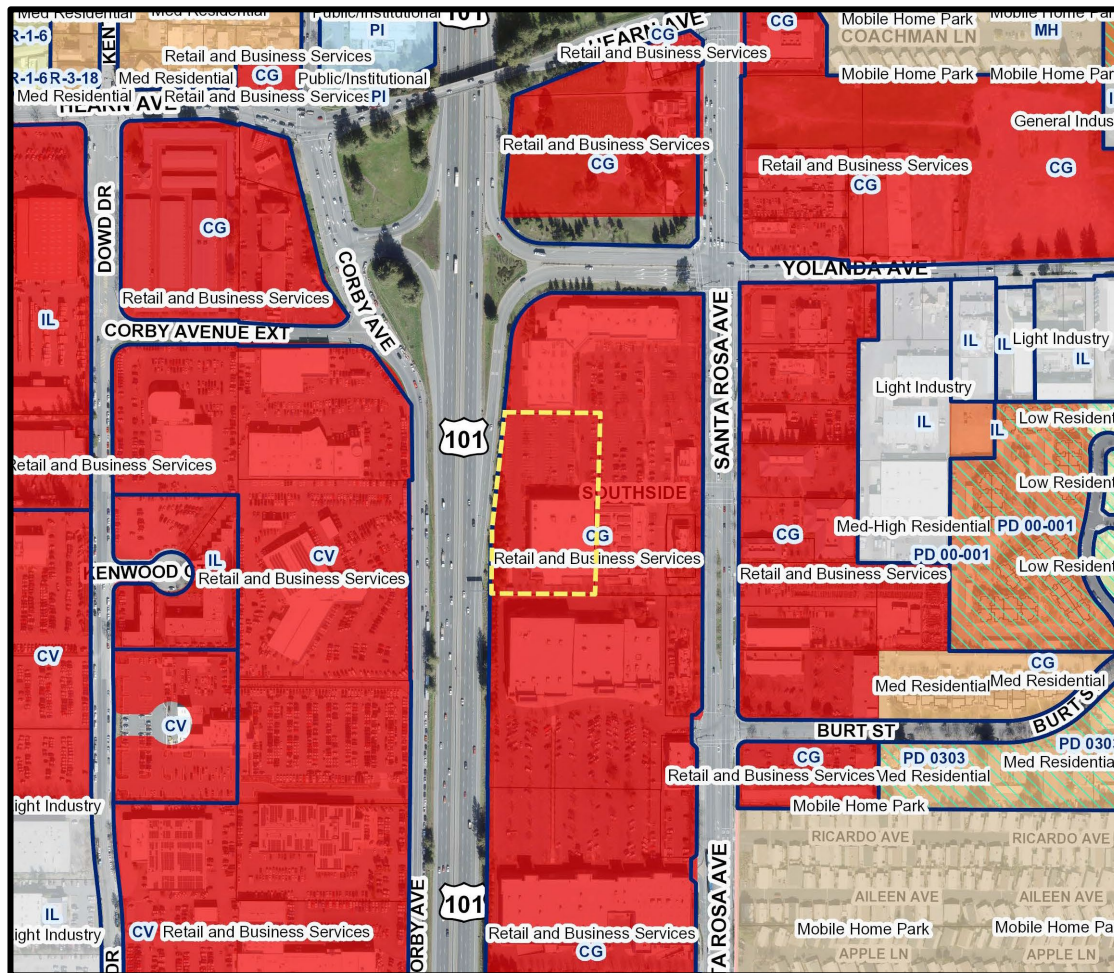
Conditional Use Permit (CUP) to allow the sale of beer, wine and distilled spirits for off-site consumption, including testing/education areas within the store, and wine classes with seating for 20 to 30 people.



2705 Santa Rosa Ave Neighborhood Context Map

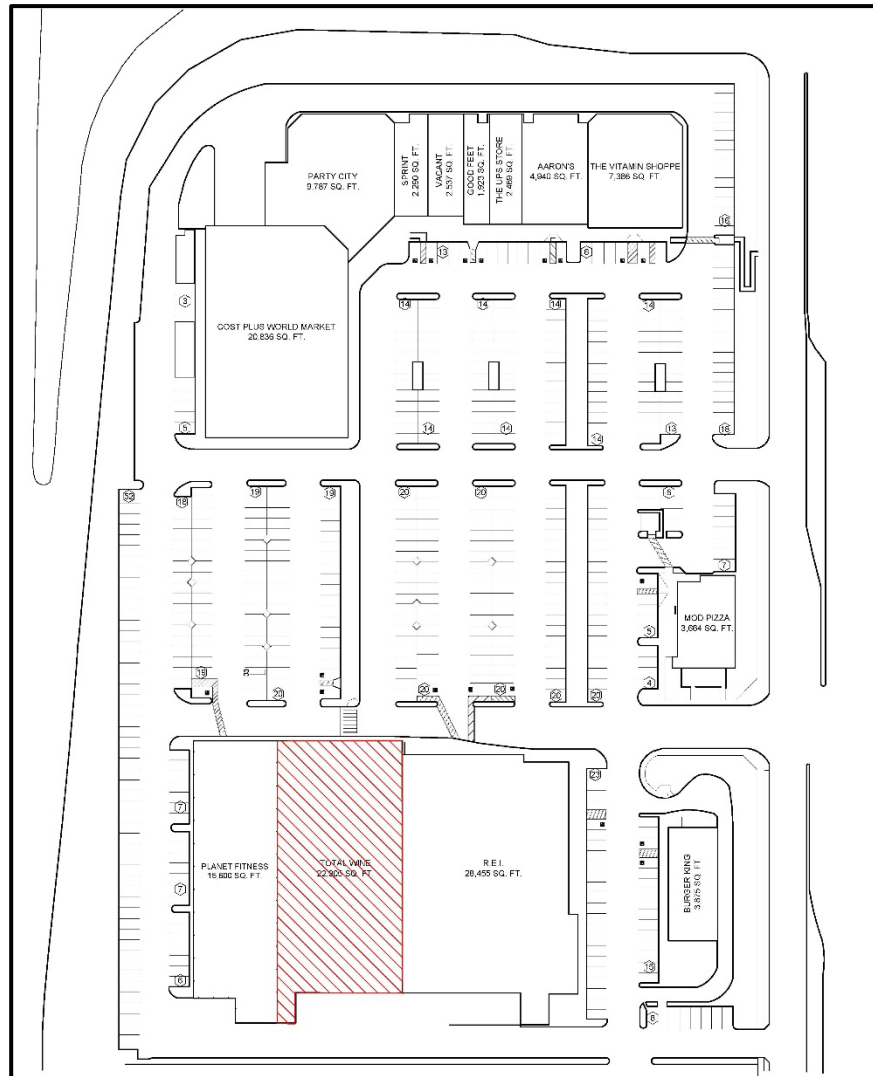


Zone: CG – General Commercial General Plan: Retail and Business Services

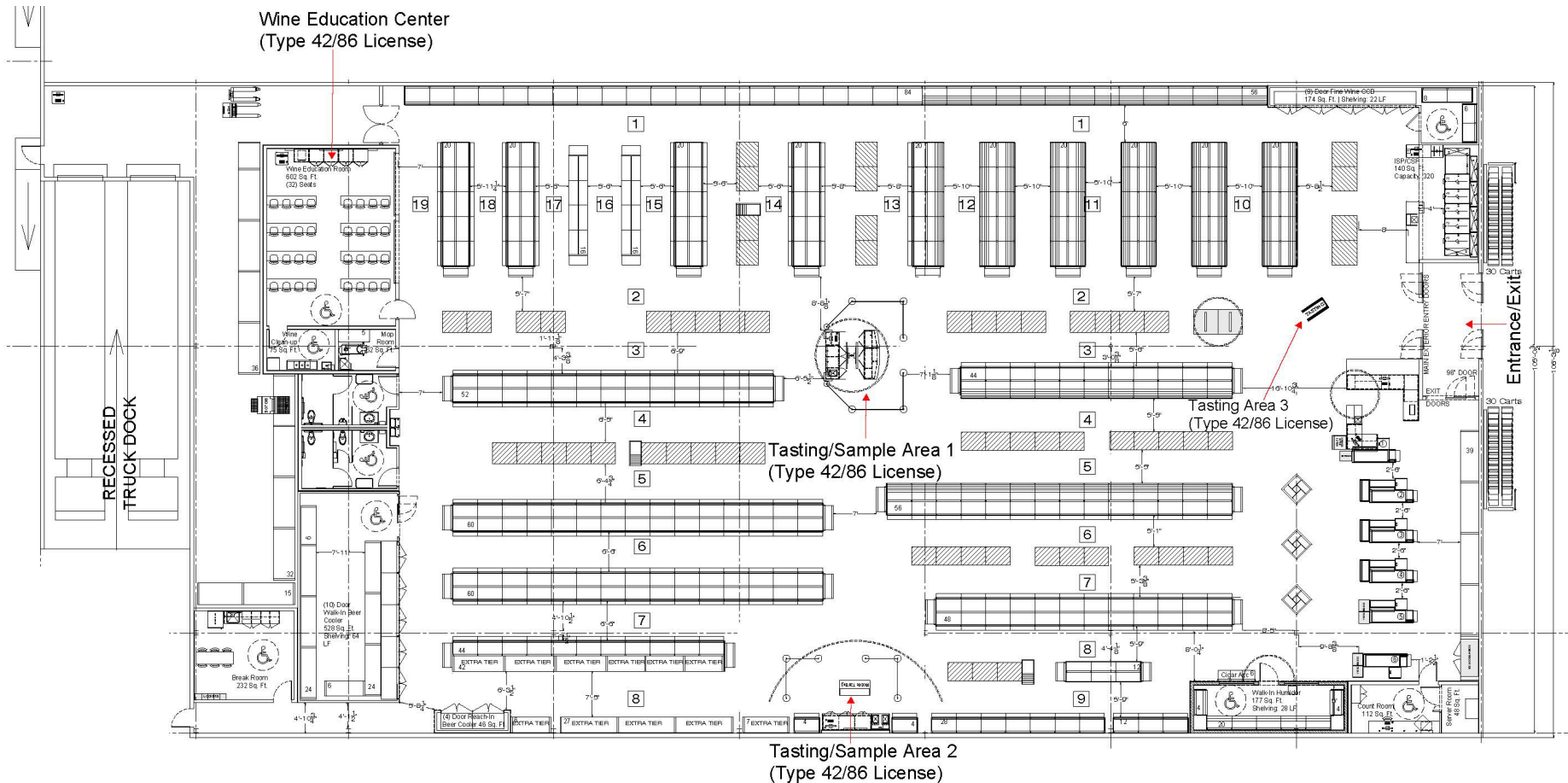


- **September 1, 2021** – Project application was submitted
- **September 20, 2021** – Application was deemed complete
- **September 25, 2021** – A Notice of Application was mailed to property owners and tenants within 600-feet of the project site
- **March 14, 2022** – Planning Commission public hearing noticing distributed

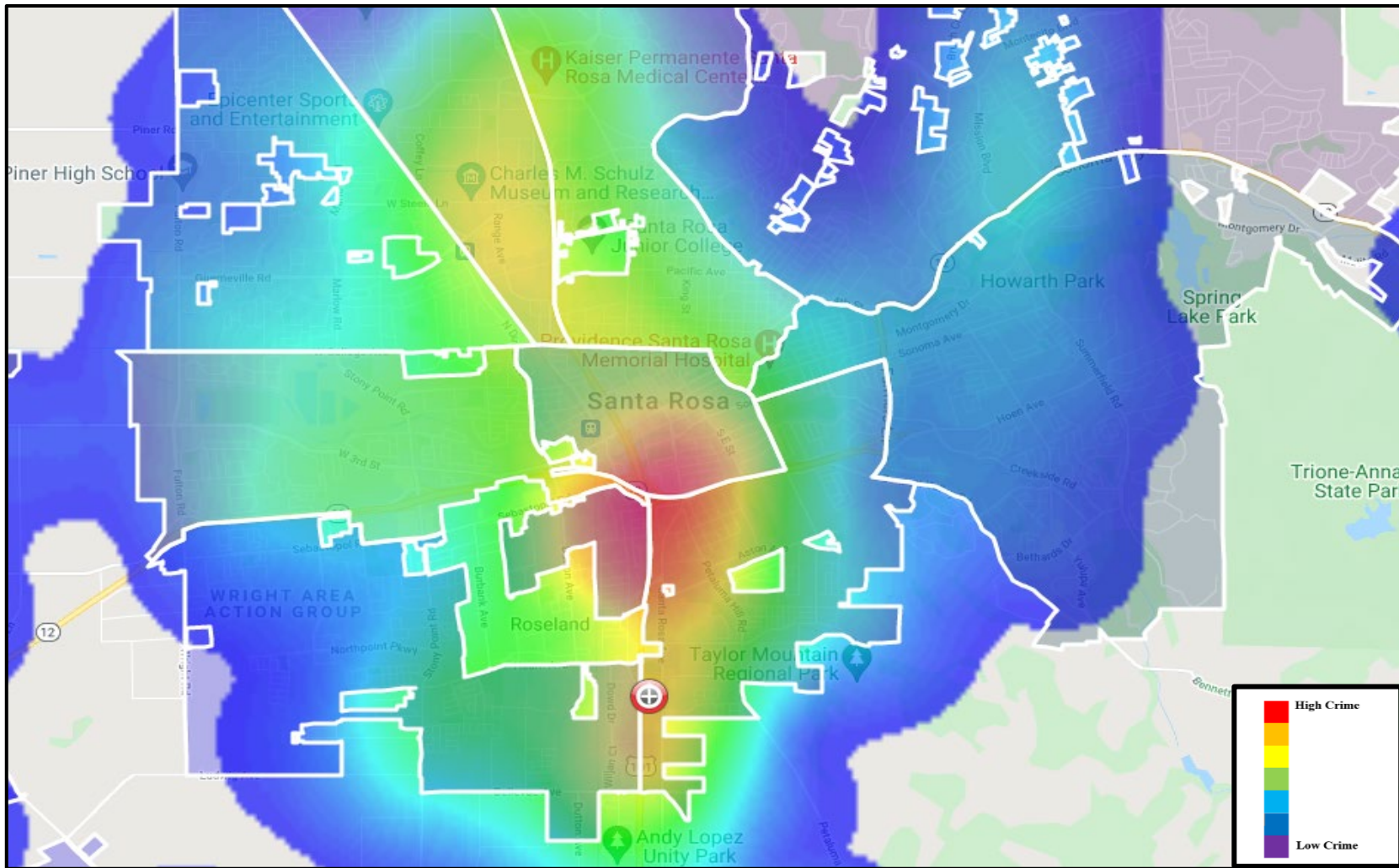
2705 Santa Rosa Ave Site Plan



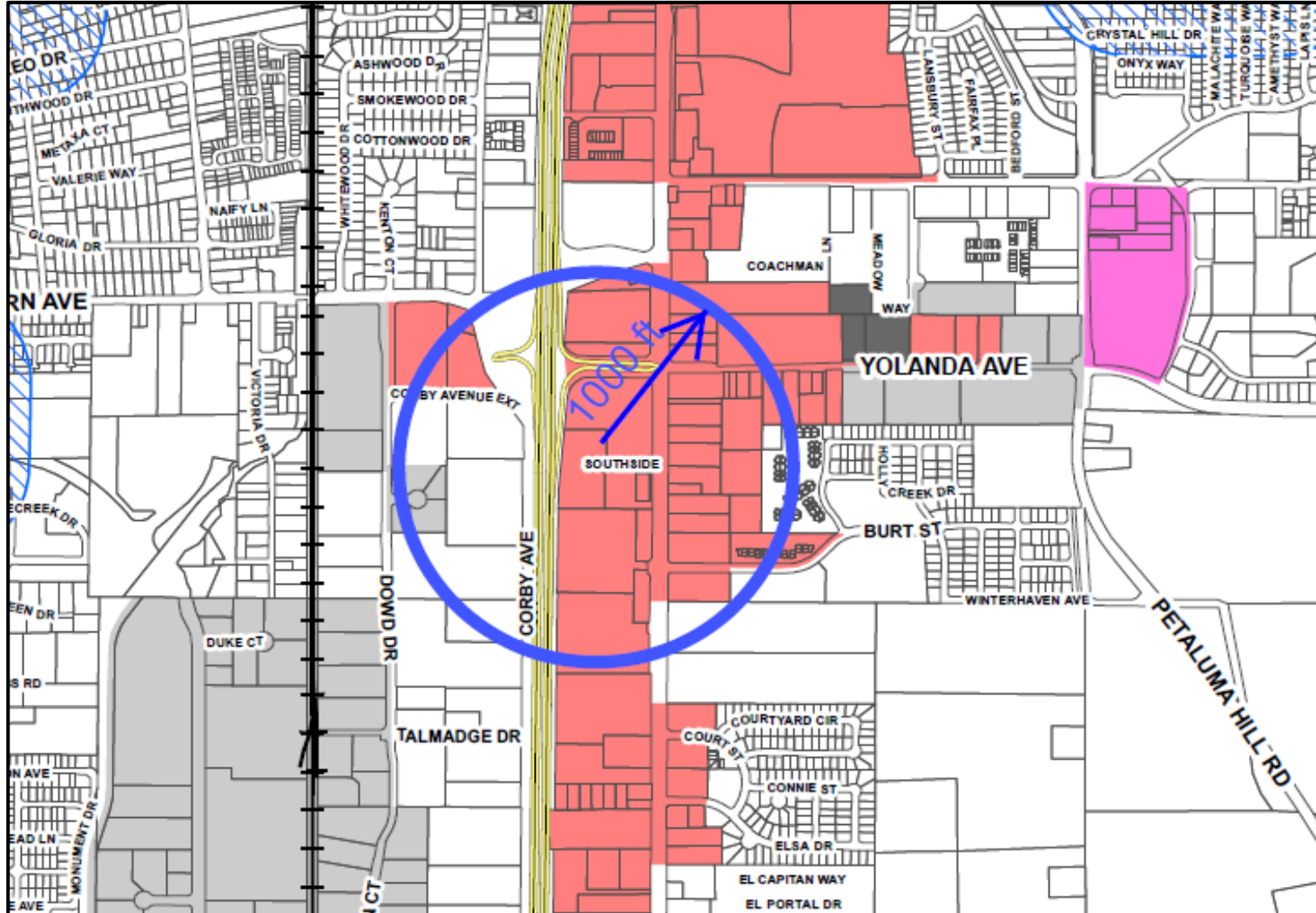
2705 Santa Rosa Ave Floor Plan



Santa Rosa Crime Density Map



Proximity of the project to schools



Neighborhood Comments

- None

Environmental Review

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and staff has determined that the project qualifies for:

- Class 1 Categorical Exemption under CEQA Guidelines Section 15301
- Class 3 Categorical Exemption under CEQA Guidelines Section 15303
- Class 32 Categorical Exemption under CEQA Section 15332

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow the sale of alcohol for off-site consumption, with on-site tasting and wine classes, from the existing commercial building located at 2705 Santa Rosa Avenue.

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